

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
WEDNESDAY, SEPTEMBER 8, 2021**

Members Present: Chair Peter Vargulich
Vice Chair Laura Macklin-Purdy
Colleen Wiese
Suzanne Melton
Laurel Moad
Karen Hibel
Zachary Ewoldt
Jennifer Becker

Members Absent: Jeffrey Funke

Also Present: Russell Colby, Acting Director of Community & Econ. Dev.
Ellen Johnson, City Planner
Rachel Hitzemann, City Planner
Monica Hawk, Development Engineer
Court Reporter

1. Call to order

Chairman Vargulich called the meeting to order at 7:02 p.m.

2. Roll Call

Chairman Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the August 17, 2021 meeting of the Plan Commission.

Motion was made by Ms. Wiese, seconded by Ms. Melton and unanimously passed by voice vote to approve the minutes of the August 17, 2021 Plan Commission meeting.

The Commission agreed to move Item #7 to be considered before Items #5 and #6

**7. Prairie Centre Fourth Resubdivision (Shodeen Construction Company, LLC)
Application for Final Plat of Subdivision**

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Ms. Moad and seconded by Ms. Melton to recommend approval of the Application for Final Plat of Subdivision for Prairie Centre Fourth Resubdivision, upon resolution of staff comments.

Minutes – St. Charles Plan Commission
Tuesday, September 8, 2021
Page 2

Roll call vote:

Ayes: Weise, Melton, Hibel, Moad, Ewoldt, Macklin-Purdy, Becker, Vargulich

Nays:

Absent: Funke

Motion carried 8-0

- 5. Foxfield Commerce Center PUD – Casey’s Fuel Station, 2600 E. Main St. (Erik Nikkel)**
Application for Special Use (PUD Amendment)
Application for PUD Preliminary Plan
 - a. Public Hearing

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Ms. Becker and seconded by Ms. Wiese to close the public hearing.

Roll call vote:

Ayes: Macklin-Purdy, Weise, Melton, Ewoldt, Becker, Moad, Hibel, Vargulich

Nays:

Absent: Funke

Motion carried 8-0

- b. Discussion & Recommendation

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Ms. Becker and seconded by Ms. Moad to recommend approval of the Applications for Special Use (PUD Amendment) and PUD Preliminary Plan for Casey’s Fuel Station, 2600 E. Main St., upon resolution of staff comments.

Roll call vote:

Ayes: Macklin-Purdy, Weise, Melton, Ewoldt, Becker, Moad, Hibel, Vargulich

Nays:

Absent: Funke

Motion carried 8-0

- 6. Beef Shack, 2015 W. Main St. (Daniel Perillo)**
Application for Special Use (Restaurant)
Application for Special Use (Drive-Through Facility)
 - a. Public Hearing

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Minutes – St. Charles Plan Commission
Tuesday, September 8, 2021
Page 3

Motion was made by Vice Chair Macklin-Purdy and seconded by Ms. Melton to close the public hearing.

Roll call vote:

Ayes: Macklin-Purdy, Weise, Melton, Ewoldt, Becker, Moad, Hibel, Vargulich

Nays:

Absent: Funke

Motion carried 8-0

b. Discussion & Recommendation

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Vice Chair Macklin-Purdy and seconded by Ms. Moad to recommend approval of the Applications for Special Use for Restaurant and Drive-Through Facility for Beef Shack, 2015 W. Main St., upon resolution of staff comments, and that the “Welcome to St. Charles” sign shall not be approved until further discussion can be had by the City regarding welcome signage city-wide.

Roll call vote:

Ayes: Macklin-Purdy, Weise, Melton, Ewoldt, Becker, Moad, Hibel, Vargulich

Nays:

Absent: Funke

Motion carried 8-0

8. Additional Business from Plan Commission Members or Staff - None

9. Weekly Development Report

10. Meeting Announcements

a. Plan Commission

Tuesday, September 21, 2021 at 7:00pm Council Chambers

Tuesday, October 5, 2021 at 7:00pm Council Chambers

Tuesday, October 19, 2021 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, September 13, 2021 at 7:00pm Council Chambers

Monday, October 11, 2021 at 7:00pm Council Chambers

10. Public Comment – None

11. Adjournment at 8:25 p.m.



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Transcript of Prairie Centre Fourth Resubdivision

Date: September 8, 2021

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

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In Re: :
Prairie Centre Fourth :
Resubdivision (Shodeen :
Construction Company, LLC), :
Application for Final Plat of :
Subdivision. :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174
Wednesday, September 8, 2021
7:02 p.m.

Job No.: 393784A
Pages: 1 - 8
Reported by: Paula M. Quetsch, CSR, RPR

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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Transcript of Prairie Centre Fourth Resubdivision
Conducted on September 8, 2021

1 PRESENT:

2 PETER VARGULICH, Chairman

3 JENNIFER BECKER, Member

4 ZACHARY EWOLDT, Member

5 KAREN HIBEL, Member

6 LAURA MACKLIN-PURDY, Member

7 SUZANNE MELTON, Member

8 LAUREL MOAD, Member

9 COLLEEN WIESE, Member

10

11 ALSO PRESENT:

12 RUSS COLBY, Acting Director of Community &
13 Economic Development

14 ELLEN JOHNSON, Planner

15 MONICA HAWK, Development Engineer

16 RACHEL HITZEMANN, Planner

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Transcript of Prairie Centre Fourth Resubdivision
Conducted on September 8, 2021

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P R O C E E D I N G S

CHAIRMAN VARGULICH: Ladies and gentlemen,
let's start the St. Charles Plan Commission. Let
me call to order. Roll call.

Vice Chairman Purdy.

MEMBER MACKLIN-PURDY: Here.

CHAIRMAN VARGULICH: Colleen Wiese.

MEMBER WIESE: Here.

CHAIRMAN VARGULICH: Jeff Funke.

(No response.)

CHAIRMAN VARGULICH: Suzanne Melton.

MEMBER MELTON: Here.

CHAIRMAN VARGULICH: Zachary Ewoldt.

MEMBER EWOLDT: Here.

CHAIRMAN VARGULICH: Jennifer Becker.

MEMBER BECKER: Here.

CHAIRMAN VARGULICH: Laurel Moad.

MEMBER MOAD: Here.

CHAIRMAN VARGULICH: Karen Hibel.

MEMBER HIBEL: Here.

CHAIRMAN VARGULICH: Everybody please
stand for the Pledge of Allegiance.

(The Pledge of Allegiance was recited.)

CHAIRMAN VARGULICH: Do you know, are we

Transcript of Prairie Centre Fourth Resubdivision
Conducted on September 8, 2021

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1 getting anybody on Zoom today? Will Jeff be on
2 Zoom, by chance?

3 MS. JOHNSON: No, he won't be attending
4 tonight.

5 CHAIRMAN VARGULICH: So is there a motion
6 to approve the August 17, 2021, meeting minutes?

7 MEMBER WIESE: So moved.

8 CHAIRMAN VARGULICH: Second?

9 MEMBER MELTON: Second.

10 CHAIRMAN VARGULICH: All in favor.

11 (Ayes heard.)

12 CHAIRMAN VARGULICH: Opposed.

13 (No response.)

14 CHAIRMAN VARGULICH: Motion passes.

15 At this point of the meeting agenda
16 tonight, we're going to move Item 7 and take that
17 next, and then we'll do Items 5 and 6 in order.

18 So Item 7, the Prairie Centre Fourth
19 Resubdivision application for a final plat of
20 subdivision filed by Shodeen Construction Company,
21 LLC. Russ, is there any summary to this?

22 MR. COLBY: Just a brief summary. This is
23 a follow-up to an item that appeared before the
24 Plan Commission at a previous meeting, the

1 resubdivision for the Prairie Centre project. At
2 that time there were plans to draw in the
3 boundaries of a park district dedication site onto
4 that subdivision plat. Because that could not be
5 finalized in time for that plat approval, that lot
6 is being proposed on this additional subdivision
7 plat, which is the fourth resubdivision. So
8 that's all that's being proposed on this plat.

9 CHAIRMAN VARGULICH: So none of the
10 acreage changed or anything like that?

11 MR. COLBY: No.

12 CHAIRMAN VARGULICH: Great. So given all
13 that, are there any questions of the Commissioners
14 by any chance?

15 (No response.)

16 CHAIRMAN VARGULICH: We're all good. All
17 right. So is there a motion?

18 MEMBER MOAD: I move that we approve the
19 Prairie Centre fourth resubdivision subject to the
20 resolution of all staff comments prior to City
21 Council action.

22 MEMBER MELTON: I'll second that.

23 CHAIRMAN VARGULICH: All right. So we
24 have a motion that has been moved and seconded.

Transcript of Prairie Centre Fourth Resubdivision
Conducted on September 8, 2021

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1 Any discussion at all by anybody?

2 (No response.)

3 CHAIRMAN VARGULICH: So then we'll have a
4 roll call.

5 Chairman Purdy.

6 MEMBER MACKLIN-PURDY: Yes.

7 CHAIRMAN VARGULICH: Colleen Wiese.

8 MEMBER WIESE: Yes.

9 CHAIRMAN VARGULICH: Suzanne Melton.

10 MEMBER MELTON: Yes.

11 CHAIRMAN VARGULICH: Zachary Ewoldt.

12 MEMBER EWOLDT: Yes.

13 CHAIRMAN VARGULICH: Jennifer Becker.

14 MEMBER BECKER: Yes.

15 CHAIRMAN VARGULICH: Laurel Moad.

16 MEMBER MOAD: Yes.

17 CHAIRMAN VARGULICH: Karen Hibel.

18 MEMBER HIBEL: Yes.

19 CHAIRMAN VARGULICH: Myself, yes.

20 (Off the record at 7:05 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13th day of September, 2021.

My commission expires: October 16, 2021



Notary Public in and for the
State of Illinois



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Transcript of Foxfield Commerce Center PUD

Date: September 8, 2021
Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Foxfield Commerce Center PUD - :
Casey's Fuel Station, 2600 :
East Main Street (Erik Nikkel), :
Application for Special Use :
(PUD Amendment), Application :
for PUD Preliminary Plan. :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174
Wednesday, September 8, 2021
7:05 p.m.

Job No.: 393784B
Pages: 1 - 32
Reported by: Paula M. Quetsch, CSR, RPR

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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Transcript of Foxfield Commerce Center PUD

Conducted on September 8, 2021

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1 PRESENT:

2 PETER VARGULICH, Chairman

3 JENNIFER BECKER, Member

4 ZACHARY EWOLDT, Member

5 KAREN HIBEL, Member

6 LAURA MACKLIN-PURDY, Member

7 SUZANNE MELTON, Member

8 LAUREL MOAD, Member

9 COLLEEN WIESE, Member

10

11 ALSO PRESENT:

12 RUSS COLBY, Acting Director of Community &

13 Economic Development

14 ELLEN JOHNSON, Planner

15 MONICA HAWK, Development Engineer

16 RACHEL HITZEMANN, Planner

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1 P R O C E E D I N G S

2 CHAIRMAN VARGULICH: With that completed
3 we'll get back to Item 5. So this is the Foxfield
4 Commerce Center PUD, Casey's Fuel Station,
5 2600 East Main Street (Erik Nikkel).

6 The Foxfield Commerce PUD, Casey's,
7 2600 East Main Street is an application for a
8 special use PUD amendment and a PUD preliminary
9 plan submitted by Erik Nikkel. This is a public
10 hearing item. It is the role of the Plan
11 Commission to conduct public hearings on zoning
12 applications that are filed with the City. All
13 testimony and evidence both for and against this
14 application shall be given under oath.

15 Regarding our proceedings, first, the
16 applicant will make a presentation. Then we'll
17 take questions from the Commissioners, followed by
18 questions from members of the public. After that
19 we will take comments from the public or anyone
20 else wishing to provide testimony.

21 The Plan Commission will then discuss the
22 evidence gathered related to findings of fact for
23 the special use and planned unit development
24 application. The findings submitted by the

1 applicant are on the form followed by the criteria
2 for PUDs. For PUDs there is one single finding
3 that must be found in the affirmative for the Plan
4 Commission to recommend approval, which is that
5 the proposal is in the public interest.

6 When the Plan Commission feels it has
7 gathered enough evidence and to make a
8 recommendation to the Planning and Development
9 Committee of the City Council, we will close the
10 public hearing and vote on a recommendation. The
11 applicants will then go before the Planning and
12 Development Committee.

13 Before we begin, anyone who wishes to give
14 testimony or provide questions and answers and
15 submit findings of fact related to this application
16 must be sworn in. So if you are going to give
17 testimony on this project, we ask you to stand.

18 (Whereupon, two witnesses were thereupon
19 duly sworn.)

20 CHAIRMAN VARGULICH: When you speak,
21 please come to the lectern, state your name, spell
22 your last name, and state your address.

23 Are you guys ready?

24 MR. TRACY: Yes.

1 CHAIRMAN VARGULICH: Please.

2 MR. TRACY: Good evening. My name is
3 Eric Tracy, T-r-a-c-y, 4201 Winfield Road in
4 Warrenville, Illinois. My name -- I'm sorry --
5 I'm with Kimley-Horn & Associates. I'm a licensed
6 professional engineer in the state of Illinois,
7 and I'm here on behalf of Casey's representing
8 them for this project.

9 Can you all see the screen and what I'm
10 pointing at here? Excellent.

11 So where we're talking about this
12 redevelopment is at an existing bank here at
13 Fieldgate and Main Street, and I believe it's been
14 vacant for several years.

15 We wanted to show this zoomed-out aerial
16 to give you an idea where the site is in relation
17 to one of the main routes around this development.
18 So there's really good access and a lot of ways
19 for cars to get in and out of the development.

20 I'm going to go to the landscape plan.
21 It's a little bit cleaner to look at, so bear with
22 me while I scroll through here.

23 We came before you with a concept
24 application and have made a few changes to the

1 plan that I wanted to highlight to the Commission.

2 One of the concerns that we had heard was
3 regarding conflict points specifically here at the
4 eastern access. You may recall the previous
5 proposed plan had a right-in off of Main Street,
6 and they came in at the east side of the canopy.
7 While Casey's did intend to pursue that, the
8 Illinois Department of Transportation is not going
9 to allow that right-in access, so Casey's has
10 withdrawn that proposal. I do think that that
11 alleviates some of the concern with the conflicts
12 here at this location on the east side of the site.

13 Another change that was made is in regards
14 to landscaping. The green areas that are
15 highlighted here have been -- were not in the
16 previous proposal. So the building was shifted to
17 the north. The access land to the east of the
18 building was shifted east to allow for foundational
19 landscaping all around the building, something
20 that Casey's typically does not like to do, they
21 stick pretty closely to their prototypical plan,
22 which is concrete hardscape types on all three sides,
23 but they heard the feedback from St. Charles it
24 was very important to the community and made that

1 change.

2 The fuel canopy itself is an 8-dispenser
3 canopy with 16 fuel positions. So this is a single
4 row canopy. A lot of times you see a double stack
5 where there's two dispensers and four fuel positions.
6 Here what you have is a single dispenser, one fuel
7 position on each side. So where my mouse is kind
8 of going up and down, that is one dispenser.

9 The connections that we're proposing for
10 access is to the east to the common shopping
11 center we're proposing to maintain the existing
12 access to Fieldgate Drive on the west. We're
13 proposing a new cut to Fieldgate Drive here on the
14 north. That's pretty critical for circulation of
15 the fuel truck. The underground storage tanks are
16 going to be located in this general area, and in
17 order for the trucks to adequately get in and out
18 of the site, it needs that turnaround; it needs to
19 be able to utilize these access points on
20 Fieldgate and in addition to that -- sorry, went a
21 little bit too far there -- another cross-access
22 to the north just to give good connectivity to the
23 shopping center.

24 Bear with me while I scroll to some of the

1 elevations to get the building appearance.

2 So this is the appearance of the building
3 that Casey's will propose in this location. It is
4 enhanced from their typical prototype to meet some
5 of the standards set forth by St. Charles. Some
6 of them are comments within the staff report, and
7 what we're looking at now actually represent some
8 revisions beyond what was submitted as part of
9 this application.

10 CHAIRMAN VARGULICH: I'm sorry; could you
11 go back to that elevation? So are the only doors
12 into the facility the ones right in the middle for
13 the general public?

14 MR. TRACY: Yes, yes.

15 CHAIRMAN VARGULICH: Well, on the site
16 plan, landscape plan it seems like there's other
17 sidewalks that lead up to the building. Can you
18 explain those?

19 MR. TRACY: I believe what you're referring
20 to are maybe some of these bump-outs here on the
21 east and west side. So those have been set aside
22 for outdoor sales, propane, ice, that sort of
23 thing. There will be a door to the east and to
24 the west. This door to the west actually is going

1 to be open to the general public. The door to the
2 east is for deliveries.

3 CHAIRMAN VARGULICH: And I just wanted to
4 clarify, the propane, that's allowed? From our
5 staff, those things are allowed to be sold on that
6 part of the facade, on that part of the site?

7 MS. HITZEMANN: They're allowed 32 square
8 feet of outdoor sales as accessory to a gas
9 station.

10 CHAIRMAN VARGULICH: A total of 32 square
11 feet?

12 MS. HITZEMANN: Correct.

13 CHAIRMAN VARGULICH: That looks like a lot
14 more than 32 square feet.

15 MR. TRACY: We'll work with staff on it.

16 Something else I should also highlight is
17 pedestrian connectivity to the site where we are
18 proposing a connection here to the sidewalk and
19 extending that sidewalk and enhancing what's there
20 to the north and ultimately connecting into the
21 sidewalk. It looks like there's actually a little
22 bit of gap on the property on the north, but we're
23 planning on filling in that gap to get the
24 connection made.

1 CHAIRMAN VARGULICH: Another question on
2 the site plan. If -- the new access to the north
3 into the existing shopping center area over there.

4 MR. TRACY: Yes.

5 CHAIRMAN VARGULICH: So there's some cars
6 that it looks like they are losing parking for,
7 and do you have -- have you made a new cross-
8 access easement that's being pursued?

9 MR. TRACY: That's a good question and
10 actually a comment from staff, as well. We will
11 be required to relocate or put in place a new
12 cross-access easement in that location. As far as
13 the parking goes, it's a little bit difficult to
14 tell from what we're looking at here on the screen.
15 There's adequate space to get that parking replaced,
16 and that's what Casey's intends to do is whatever
17 parking is removed as part of that access drive is
18 going to be replaced on the north.

19 CHAIRMAN VARGULICH: So if there were
20 five or six that were consumed, you would just add
21 five or six along the north property line?

22 MR. TRACY: Correct. I'll give you what
23 the aerial looks like here.

24 So where we're actually showing we're

1 closing off these drive aisles, we didn't show
2 parking in that location. Obviously, this is where
3 we're cutting through. We're losing two to three
4 stalls. There's adequate space to get that back.

5 This is a rendering they put together that
6 shows what the lighting will look like for this
7 facility at night, a lot of the lights proposed on
8 the site facing down, avoid light pollution at the
9 property lines. And this is more or less a heat
10 map. You'll notice under the canopy the dark red.
11 Really important for security to have good lighting.
12 There, a lot of credit card transactions happening
13 on the pumps.

14 This is the typical monument sign that we
15 propose at this location. I can't guarantee -- I
16 have no control over the price shown on the sign.

17 With that I'm happy to take any questions
18 on the proposal.

19 MEMBER MACKLIN-PURDY: I just have a
20 general question.

21 MR. TRACY: Sure.

22 MEMBER MACKLIN-PURDY: I have to say I've
23 never been to Casey's, but my question is
24 comparatively how many of them have the eight bays

1 in front like that with the 16 fuel tanks like
2 right on a frontage road like that or a main road?

3 MR. TRACY: It's a good question. There
4 are a lot of configurations that are out there.
5 Depending on the shape of the site it could be a
6 double-stacked canopy where you have two dispensers
7 right next to each other. Casey's, they chose the
8 long single stack on this because of the shape of
9 the site. They have a little bit more frontage
10 than they typically would, so it allows them to be
11 a little bit more efficient with the space from
12 the building towards the street.

13 As far as how many are like that, I don't
14 have a good answer for you. I will say that 8 to
15 10 pumps is pretty much what we're seeing across
16 the board with new stations. So 8 to 10 pumps is
17 16 to 20 fuel positions. So we're on par with that.

18 MEMBER MELTON: I have a question maybe
19 for staff. Can you remind me -- we've had a few
20 gas stations along this corridor before us, the
21 one on the corner of North Avenue and Dunham, this
22 one, and then Kirk. What's the status of the
23 other two?

24 MS. JOHNSON: So the one that you referred

1 to on the corner of Main Street and Dunham Road,
2 they have been approved by City Council; so we
3 expect them to file for a building permit at some
4 point, although they have not yet. The same is
5 the case with the Pride fuel facility at Kirk and
6 Main Street. They have not filed a building
7 permit yet, but that property has been annexed,
8 and zoning approvals are in place.

9 MEMBER MELTON: Okay. Thank you.

10 CHAIRMAN VARGULICH: Other questions from
11 the Commissioners, comments so far?

12 MEMBER BECKER: I have a couple comments.
13 I think that you've done a good job of incorporating
14 the comments that were provided to you by this
15 Commission last time around. I'm pleased that the
16 right-in/right-out was eliminated on Main Street.
17 I think that really takes care a lot of concerns I
18 had about the internal site conflicts at that
19 eastern service aisle drive. Not to say that they
20 will all go away, but I think that that goes a
21 long way towards making internal site circulation
22 a lot better. So thank you for incorporating our
23 comments.

24 That's all.

1 MEMBER EWOLDT: So I have some questions.
2 What are the hours of Casey's stations? Is this a
3 24-hour station?

4 MR. TRACY: They typically like to be
5 afforded the same hours as the competition. So if
6 down the street is 24 hours, they would pursue a
7 24-hour -- that we'd be allowed to do that, as
8 well. Most of their stores are 5:00 to 1:00.

9 MEMBER EWOLDT: I guess another comment of
10 mine would be I see only one ADA parking spot up
11 front. You know, given the volume of parking
12 spaces, you know, and the site plan being a larger
13 convenience store, I could see the need for a
14 second. You know, a lot of other stations that
15 are this size do have multiple handicap spots and
16 new gas stations and Bucky's which is in direct
17 competition.

18 MR. TRACY: Actually, Casey's has acquired
19 Bucky's. They're part of that family now. We'll
20 work with staff and the proposal will meet the
21 Illinois Accessibility Code when it comes to
22 ADA stalls.

23 CHAIRMAN VARGULICH: I have a question on
24 the front elevation.

1 MR. TRACY: Give me one second.

2 CHAIRMAN VARGULICH: If you could get there.

3 MR. TRACY: I'll get it.

4 CHAIRMAN VARGULICH: No problem.

5 On the right and left side there are
6 two areas -- maybe I'm just missing it -- that are
7 white with what looks like a little canopy or
8 something above them. I'm a little unclear. What
9 are those two things on the east and west side of
10 the entry?

11 MR. TRACY: That's a good question. I am
12 not an architect, so I will do my best to answer
13 these.

14 MS. HITZEMANN: I think -- if I can jump
15 in, I think they're signs if you go to the sign
16 elevation package.

17 MR. TRACY: Yes. Thank you.

18 CHAIRMAN VARGULICH: So is it intended --
19 is it changeable copy? Is that what it is, like a
20 TV screen are they going to change the copy on it?

21 MR. TRACY: It's a static sign.

22 MS. HITZEMANN: I think it's a changeable
23 copy sign, but I think it's a changeable panel
24 sign so they can advertise menu items or whatever

1 I think was the intent. I don't know if that
2 remains static the entire time. I don't know;
3 I've never been to Casey's. But I think the
4 intent was a sign for marketing whatever Casey's
5 is serving.

6 MR. TRACY: And I guess what I should have
7 said is I know it's not electronic.

8 CHAIRMAN VARGULICH: Okay. Thank you.

9 I think there's been some comments via staff
10 related to some of our landscape requirements.

11 MR. TRACY: Yes.

12 CHAIRMAN VARGULICH: And have you guys had
13 a chance to digest any of that? Before I ask any
14 questions, where are you on their staff comments?

15 MR. TRACY: It's a good question. I feel
16 we're pretty close with what they're looking for
17 from a landscape standpoint, and we intend to
18 comply with the staff to meet their requirements
19 and their comments.

20 CHAIRMAN VARGULICH: Okay. And then I
21 have some additional, I guess comments or concerns
22 related to the landscape plan from a functional
23 standpoint.

24 MR. TRACY: Sure.

1 CHAIRMAN VARGULICH: The plantings that
2 are along -- that are being used to screen the
3 pavement areas that are along Main Street and
4 along Fieldgate right out. Currently the bed is
5 against the curb of the pavement, which, you know,
6 from an efficiency of mowing I can see how that
7 would work. My biggest concern is that during
8 snowplowing those are the areas, you know, clear
9 areas that they want to push snow off, and I know
10 that that's an extremely important thing from a
11 can-customers-get-to-the-pumps kind of a thing.
12 So the gentleness at which that can be done is
13 probably out the window. So I would ask that you
14 not put the plantings adjacent to the curb and
15 that you at least move them off the curb 5 feet or
16 so. Or, in the case of this site plan, could you
17 move them against the sidewalks, against Main
18 Street sidewalk? So now it's basically in the
19 same position, but now there would be room on the
20 north side of those plants for snow storage or
21 for, you know, things like that.

22 And on Fieldgate the same thing, if they
23 were moved either into the plant bed or into the
24 planting area or all the way against the sidewalk

1 and provide space for and still comply with the
2 lineal coverage, if you will. So I would ask if
3 you would consider those couple things.

4 The median that's in the entry now where
5 you have two lanes in/two lanes out, there's no
6 plantings shown, but that's an island, it's
7 curbed. So are you guys going to plant that out?
8 Because it's currently not in very good shape.

9 MR. TRACY: We were intending to try to
10 maintain that existing condition as much as possible,
11 but we're more than happy to work with staff and
12 enhance that.

13 CHAIRMAN VARGULICH: It is the main entry,
14 if you will, for at least people coming on Main
15 Street. I don't know if they come off of Foxfield
16 Drive to the north, so that would just be
17 considered.

18 And then as far as the number of spaces,
19 you seem to be overparked a little bit per our
20 ordinance. Is that a Casey's requirement, or is
21 there a purpose for that?

22 MR. TRACY: That's a good question. Before
23 I answer that, the linear planting, it's also a
24 good comment, is in the staff report, as well. It

1 was almost the same exact comment as what was in
2 the staff report. What staff is proposing to do
3 is group some of those clusters and pull it off of
4 the pavement. I've talked to Casey's today about
5 that, and they intend to comply with that.

6 The question in regards to the parking,
7 another really good question. On days where they
8 get heavy deliveries and have more staff working
9 at the store, there could be six to eight spaces
10 taken up just by staff and other parts of the site
11 blocked off, so they do like to have a little
12 extra parking when they're able to. In this case,
13 with this site in particular, you know, we didn't
14 really have to sacrifice -- obviously, you can
15 have more green space than parking, but on this
16 particular site there's more than adequate green
17 space. So this is a site that we felt adding a
18 few extra stalls made a lot of sense to give them
19 that flexibility in the peak hours and when they
20 have heavy deliveries to allow their customers to
21 get in.

22 CHAIRMAN VARGULICH: And I guess given the
23 row of parking across the front of the store, is
24 it possible to add an island at the far, if you

1 will, east end kind of right next to your building
2 area and maybe take that tree that's set back and
3 put it in there so that you have three trees
4 across the front and then have a island there? It
5 kind of defines the loading area a little bit.

6 MR. TRACY: The one thing we'd have to look
7 at when it comes to that is the truck movement to
8 make sure that an island wouldn't block that. I
9 could certainly bring that up to Casey's, and I
10 think that's a reasonable request.

11 CHAIRMAN VARGULICH: Understand they have
12 to have the ability to back in, but that's probably
13 the preferred way of doing that. So it might just
14 be a matter of the geometry or if you have to push
15 some things a little bit to create a better radius
16 for them and still maintain the parking count that
17 Casey's would prefer for that site, that would
18 be okay.

19 The shade trees along Main Street, is it
20 possible to move those back off the curb?

21 MR. TRACY: Another staff comment. We
22 intend to do that.

23 CHAIRMAN VARGULICH: Because of snow
24 removal activities for IDOT, just 2 1/2 inch trees

1 are no match for the plume that comes off an IDOT
2 truck. I think one is close to -- there's a pole
3 light right there, so if that could be moved a
4 little bit to the east or west just so long-term
5 there isn't interference with the efficiency of
6 that pole light, that would be great.

7 MEMBER MACKLIN-PURDY: So is there a
8 sidewalk connection to the north on the property?

9 MR. TRACY: The sidewalk connection is to
10 Fieldgate. We are proposing brand-new sidewalk
11 along Fieldgate. Up here, which I think I touched
12 on briefly before, there's a little bit of a gap;
13 we're going to connect that. So we stopped at our
14 property line. That was a staff comment and it
15 makes total sense. I think if we would have paid
16 a little closer attention, we probably would have
17 put it there. But that's the connection.

18 MEMBER MACKLIN-PURDY: Is there an access
19 agreement with the property to the north?

20 MR. TRACY: It's something that Casey's
21 will be pursuing.

22 MEMBER HIBEL: One question. There is no
23 restaurant inside the gas station or is there?

24 MR. TRACY: They do sell pizzas, bakery

1 items, that sort of thing. They don't have places
2 to sit, so it's grab and go. But Casey's is
3 actually a top 5 pizza chain in the United States.

4 MEMBER HIBEL: I didn't know that. And
5 you'll sell liquor, as well?

6 MR. TRACY: No liquor.

7 CHAIRMAN VARGULICH: Anything else from
8 Plan Commission members?

9 (No response.)

10 CHAIRMAN VARGULICH: I'm just going to
11 ask, is there anybody in the public that's here to
12 speak on this? I'm kind of doubting it, but I'm
13 going to ask anyway.

14 (No response.)

15 MEMBER MACKLIN-PURDY: Question for staff.
16 So WBK Engineering is currently reviewing the
17 plans. So what happens with that if they find
18 things that are not compliant?

19 MS. HAWK: They have completed the review
20 and provided that to the applicant. There are no
21 substantial comments that we think would affect
22 the site layout.

23 CHAIRMAN VARGULICH: Anything else from
24 anybody?

1 (No response.)

2 CHAIRMAN VARGULICH: So if the Plan
3 Commission feels they have enough information to
4 make a recommendation to the Development Committee
5 of the City Council, a motion to close the public
6 hearing would be in order.

7 MEMBER BECKER: So moved.

8 MEMBER WIESE: Second.

9 CHAIRMAN VARGULICH: Any discussion before
10 roll call?

11 MEMBER MACKLIN-PURDY: I mean, I don't
12 know when the proper time is to say this, but I
13 guess based on my comment previously, I do think
14 it's very unattractive to have eight rows along
15 Main Street like that, and I do wish there could
16 be double-stacked instead of eight along Main
17 Street. I'm just going to say that. I'd like to
18 have that put on record.

19 I don't know what City Council -- I know
20 there are some people on City Council discuss the
21 same thing, but just like to be put on record.

22 CHAIRMAN VARGULICH: Anything else?

23 (No response.)

24 CHAIRMAN VARGULICH: So we had a motion

1 and a second to close the public hearing. Go
2 ahead and call roll call for everybody as long as
3 we're done with our public hearing.

4 Okay. So close the public hearing.

5 Ms. Purdy.

6 MEMBER MACKLIN-PURDY: Yes.

7 CHAIRMAN VARGULICH: Wiese.

8 MEMBER WIESE: Yes.

9 CHAIRMAN VARGULICH: Melton.

10 MEMBER MELTON: Yes.

11 CHAIRMAN VARGULICH: Zach Ewoldt.

12 MEMBER EWOLDT: Yes.

13 CHAIRMAN VARGULICH: Jennifer Becker.

14 MEMBER BECKER: Yes.

15 CHAIRMAN VARGULICH: Laurel Moad.

16 MEMBER MOAD: Yes.

17 CHAIRMAN VARGULICH: Karen Hibel.

18 MEMBER HIBEL: Yes.

19 CHAIRMAN VARGULICH: So our public hearing
20 is closed, and now we can move on to Item 6 -- or
21 5B, which is a motion related to this discussion
22 and recommendation. Anyone?

23 MEMBER MELTON: So I just have a comment
24 maybe for the Commissioners. So -- and I appreciate

1 staff providing this information in the report.
2 When I read about, you know, what the intent of
3 the commercial corridor is and the types of
4 businesses there, you know, the idea is to get a
5 wide variety of businesses so that it's not all
6 the same.

7 Part of the reason I asked the question is
8 if I'm thinking about this corridor now and the
9 other large gas stations that have come before us,
10 we will now have three very large gas stations in
11 a very close proximity, and I'm just concerned
12 that is that really diverse, or are we putting too
13 many too close together.

14 MEMBER MACKLIN-PURDY: I agree with you.
15 Chapter 4 says, "Promote a mix of attractive
16 commercial uses along Main Street corridor that
17 provide a range of goods and services to the
18 St. Charles community."

19 MEMBER MOAD: I think what makes this
20 property unique, though, in addition to being a
21 gas station is that it is a pizza chain, and it is
22 a destination in itself separately from fuel.

23 MEMBER WIESE: I also think the fact that
24 part of the conditions are to provide that

1 subarea, and this is a property that's been
2 sitting vacant for nearly six or seven years. So,
3 you know, I have concerns that it's just going to
4 keep sitting vacant, which is going to detract
5 from the purpose of -- and with anything that's
6 coming into the Charlestowne Mall area farther
7 down, I just think that we could find ourselves
8 with enough traffic in that area that could
9 accommodate the need for gas stations.

10 And they do provide -- I think they provide
11 a service to the community, you know, a quick,
12 easy in and out, and as of right now there's just
13 not that many along the north side of the road.
14 At that point you're either getting into the Shell
15 or you have to go all the way through downtown.

16 MEMBER MACKLIN-PURDY: There is a BP
17 there, too.

18 MEMBER WIESE: On the other side of the road.
19 I mean, if you're traveling west. So when I read --
20 I completely understand where you're coming from.
21 I just think that six or seven years vacant is
22 becoming an eyesore on the east side of town.

23 CHAIRMAN VARGULICH: Thank you for sharing
24 all your comments and concerns. These are all not

1 simple answers to having a vacant property, all of
2 those things. I wasn't here when this came before
3 in the concept plan, but I share the topic of not
4 liking a long linear canopy, but the challenge
5 with those kinds of personal choices or personal
6 preferences to a certain degree is that they've
7 met pretty much all the requirements with respect
8 to the setbacks, and the pavements, and the
9 building items all of those items. It's just a
10 really large lot that will have a different use on
11 it. If they could subdivide it and sell it to
12 somebody else for something else, I'm pretty sure
13 they would have been asking for that, too, but
14 there's probably not enough land for them to
15 subdivide it and still be able to put in the
16 Casey's that they want. So they end up with a
17 very large lot with a lot of space that they don't
18 have a lot of use for as it relates to their
19 operations unless for some reason, hoping that
20 your project moves ahead, you're successful, maybe
21 there will be a different version of Casey's where
22 they expand and actually have a seating area.
23 Maybe that could become part of it, and then they
24 would use the balance of the lot for an actual

1 sit-down restaurant component that could be added
2 maybe and then address parking and those type of
3 things because they have the land available.
4 Obviously, we don't know that but for now I think
5 it is at one level what it is.

6 MEMBER MACKLIN-PURDY: Were there any
7 letters written from St. Charles residents, or
8 would that have happened during concept planning
9 where those would have been submitted?

10 MS. HITZEMANN: We haven't received any
11 letters for or against this project for this plan,
12 this application or the concept plan we haven't
13 received.

14 MEMBER MACKLIN-PURDY: It's interesting
15 because both my neighbors said they wrote letters.
16 That's why I was wondering.

17 MS. HITZEMANN: I don't recall seeing any.

18 CHAIRMAN VARGULICH: All right. So any
19 further discussion from our side before we make
20 any kind of recommendation?

21 (No response.)

22 CHAIRMAN VARGULICH: So at this point I
23 guess is there a motion? If there's no further
24 discussion, is there a motion?

1 MEMBER BECKER: I move to approve the
2 application filed by Casey's Retail for a special
3 use for a gas station development at 2600 East
4 Main subject to resolution of all staff comments.

5 MEMBER MOAD: I second.

6 CHAIRMAN VARGULICH: Moved and seconded.

7 Any discussion on this motion at this point?

8 (No response.)

9 CHAIRMAN VARGULICH: So roll call.

10 Laura Purdy.

11 MEMBER MACKLIN-PURDY: Yes.

12 CHAIRMAN VARGULICH: Colleen Wiese.

13 MEMBER WIESE: Yes.

14 CHAIRMAN VARGULICH: Suzanne Melton.

15 MEMBER MELTON: Yes.

16 CHAIRMAN VARGULICH: Zach Ewoldt.

17 MEMBER EWOLDT: Yes.

18 CHAIRMAN VARGULICH: Jennifer Becker.

19 MEMBER BECKER: Yes.

20 CHAIRMAN VARGULICH: Laurel Moad.

21 MEMBER MOAD: Yes.

22 CHAIRMAN VARGULICH: Karen Hibel.

23 MEMBER HIBEL: Yes.

24 CHAIRMAN VARGULICH: Me, yes.

1 MR. TRACY: Thank you.

2 (Off the record at 7:40 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13th day of September, 2021.

My commission expires: October 16, 2021



Notary Public in and for the
State of Illinois



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Transcript of Beef Shack

Date: September 8, 2021

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Beef Shack, 2015 West Main :
Street (Daniel Perillo) :
Application for Special Use :
(Restaurant) :
Application for Special Use :
(Drive-Through Facility) :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174
Wednesday, September 8, 2021
7:41 p.m.

Job No.: 393784C
Pages: 1 - 37
Reported by: Paula M. Quetsch, CSR, RPR

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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Transcript of Beef Shack
Conducted on September 8, 2021

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1 PRESENT:

2 PETER VARGULICH, Chairman

3 JENNIFER BECKER, Member

4 ZACHARY EWOLDT, Member

5 KAREN HIBEL, Member

6 LAURA MACKLIN-PURDY, Member

7 SUZANNE MELTON, Member

8 LAUREL MOAD, Member

9 COLLEEN WIESE, Member

10

11 ALSO PRESENT:

12 RUSS COLBY, Acting Director of Community &
13 Economic Development

14 ELLEN JOHNSON, Planner

15 MONICA HAWK, Development Engineer

16 RACHEL HITZEMANN, Planner

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Transcript of Beef Shack
Conducted on September 8, 2021

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1 P R O C E E D I N G S

2 CHAIRMAN VARGULICH: Quite the crowd for
3 the beef shack. I like it.

4 All right. So as an introduction, the
5 Beef Shack at 2015 West Main Street, an application
6 for special use for a restaurant and special use
7 for a drive-through facility submitted by Daniel
8 Perillo.

9 These applications require a public
10 hearing. The hearing for both applications will
11 be conducted together, and we will follow the same
12 procedure as we did earlier.

13 For the special use applications there are
14 six findings of fact. The Commission must make
15 all findings in the affirmative in order to recommend
16 approval. The applicant has provided responses to
17 the findings of fact both for the restaurant and
18 for the drive-through facility applications.

19 Before we begin does anyone wish to give
20 testimony, ask any questions, or provide comments?
21 If so, you will be sworn in. So please stand. So
22 everybody from Beef Shack, if you're going to
23 provide testimony, please stand.

24 (Whereupon, the witnesses were thereupon

1 duly sworn.)

2 CHAIRMAN VARGULICH: When you're speaking,
3 again, please come to the lectern, state your
4 name, spell your last name, and state your
5 address. Thank you.

6 MR. PERILLO: Good evening. My name is
7 Daniel Perillo. Address is 2015 West Main Street,
8 Charles 60174, I believe that is.

9 Yeah, we're proposing to -- a fast casual
10 restaurant at the corner of Main Street and
11 Randall Road. We are also planning on doing
12 another special use which is the drive-through, as
13 well, too. We have done lots of studies, and
14 considering our Bartlett location where we have a
15 drive-through, as well. We have five locations.
16 I'm the owner of the franchise, by the way.

17 So we have five locations, and we took
18 studies from our Bartlett location on the
19 drive-through, and I think one of the biggest
20 issues was the stacking. So what we did is we
21 have a drive-through program called HME which
22 actually monitors how many are in queue and how
23 many are stacked, and we took that from the
24 Bartlett store, which is one of our busiest

1 stores, and anywhere from two and five is usually
2 in the queue, and I think we need 15 stacking
3 you'll see later on, too.

4 I'm going to break the meeting in two. I
5 have myself and my architect Michael who is going
6 to talk a little bit about the plans that we drew,
7 as well.

8 In reference to -- it's right-in/right-out
9 on the corner. So if you are heading north, and
10 you are turning right into the Beef Shack on that
11 location, you will go around the building to get
12 into the drive-through. It is going to be one-way
13 going the other way, so you will have the line up
14 on that side. So you will not be interfering with
15 traffic in the center. And Michael will go over
16 there's plenty of room for the cars to back up.
17 We have a software called autoTURN, and you'll see
18 that later on in the presentation, as well, too.
19 So we have that already done.

20 And the queue, again, probably 70 percent
21 of our business is drive-through these days, so at
22 the most we're having two to five in the queue at
23 one time, and that's a very busy location in
24 Bartlett. Same with Elgin, as well, too. And we

1 are going to have a double drive-through. I don't
2 know if you guys have seen the video where it does
3 give a quick video of how the flow is going to
4 work in the drive-through there.

5 Site access, like I said, is going to be
6 right-in/right-out. Also, too, when you're coming
7 in off of Main Street, you will just stay right in
8 line there, too; you're not going to go behind the
9 building, just get right in line.

10 Something else that was brought to our
11 attention, too, in your remarks was opening that
12 area to the property adjacent to the east of that
13 which would be the Mexican restaurant there.
14 We've had talks with them. The owner of our
15 property had talks with the gentleman who owns
16 that Mexican restaurant, and they are open to
17 taking that guardrail out so we can have access to
18 the other property, as well, too.

19 One other thing, too, is our owner of the
20 property had purchased the building over to the
21 east of the location, so we are able to use that
22 for employee parking, as well. We're open to
23 that, too, so that'll eliminate some of our
24 parking restrictions, as well. So if you see this

1 right here, this is going to open up here so if
2 someone would come in there, or if they want to
3 come in here, they could exit out that way, as
4 well, too. And then here's the old Beef Shack
5 location right in here. If you guys aren't
6 familiar, it used to be there, closed three or
7 four months ago, and we purchased the brand about
8 four years ago, and as soon as we closed, the
9 gentleman that owns that corner closed it. So
10 like I told the Daily Herald, we are coming back
11 bigger and better at this location.

12 And also, too, I'll mention I am a
13 resident of St. Charles, too. This is going to be
14 a corporate store. It's going to be a corporate
15 store that I own, so we are going to make sure
16 it's run properly. It's going to be right on the
17 corner here; we feel it will be a prominent
18 location.

19 We also proposed -- Mike will get into it
20 in a little bit -- a Welcome to St. Charles sign.
21 So we have that proposed, as well. You'll see
22 that, as well.

23 Michael, do you want to come on up?

24 MR. SEMENZIN: Hi, everyone. Michael

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1 Semenzin of MRSA Architects. I live at 512 Willow
2 Street in Itasca.

3 MEMBER MACKLIN-PURDY: I couldn't hear you.

4 MR. SEMENZIN: Sorry. Michael Semenzin of
5 MRSA Architects, and I'm the architect for Beef
6 Shack on this property.

7 So the site plan, as you can see, would be
8 right-in/right-out off of Main Street, right-in/
9 right-out off of Randall. Anyone coming off of
10 Randall will do this circulation of the site
11 around to stack here. It would be single stack
12 until you get behind the restaurant; then it will
13 be double stack to ordering, back to single stack
14 to the window with a couple reserve spaces for
15 people waiting for their orders.

16 We have 19 parking spaces, which meets the
17 code. We have a certain amount of office space in
18 here, and then the rest will be dedicated to the
19 restaurant and kitchen.

20 This is an outdoor seating area, and we
21 have -- this is all landscaping. All along the
22 perimeter of the site we've got a 5-foot setback
23 for parking. We haven't developed an actual
24 landscape plan yet. This is just, you know, kind

1 of taking a stab at it, but we see no reason why
2 we wouldn't meet whatever your requirements would
3 be. We have plenty of green space to do that. This
4 is the location of the Welcome to St. Charles sign
5 angled so you can see it from all four directions.

6 Trash enclosure back here set back off the
7 property. There's a fence along here between us
8 and the neighbors which we intend to keep. There's
9 landscape trees back there which we intend to keep
10 and add to to help screen that.

11 This shows the autoTURN program. So right
12 here is where we're tightest. These angled spots
13 should be no problem backing in and out, but this
14 shows that all of these spots are able to get out
15 of their parking space without interfering with
16 the queuing for the drive-through.

17 MEMBER BECKER: Can I interrupt and ask a
18 question about more of the site circulation issue.
19 Since you're talking about autoTURN, when I'm
20 looking at the overall site plan for the
21 circulation along that south property line, that
22 one-way movement, people turning off of Randall
23 have to come in and go around.

24 So I can't really read the very tiny print,

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1 but it looks like there's maybe 10 feet between
2 the edge of the dumpster enclosure and --

3 MR. SEMENZIN: It's actually 12-foot-6.

4 MEMBER BECKER: Okay. And then if you're
5 going to open up to the east --

6 MR. SEMENZIN: It would be right here. It
7 would be beyond the trash enclosure.

8 MEMBER BECKER: So then that -- I mean, it
9 would have to be a one-way flow of traffic.

10 MR. SEMENZIN: Correct. So if somebody is
11 coming in from this property --

12 MEMBER BECKER: They would have to make a
13 hard right and go up.

14 MR. SEMENZIN: And go around.

15 MEMBER BECKER: So did your autoTURN
16 include that kind of conflict?

17 MR. SEMENZIN: We just found out about
18 this a day ago.

19 MEMBER BECKER: That looks a little tight.
20 When you go to the kabob place a few doors down and
21 everybody is trying to get through the drive-through
22 aisle and there's that big container, it's
23 extremely tight.

24 MR. SEMENZIN: Understood. Our tightest

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1 pinch points here and here and here are all over
2 12 feet. So cars should be able to make this. I
3 mean, if somebody is coming through with an F350,
4 they might have a little trouble, but 90 percent
5 of the cars on the road are going to be able to
6 make this turn just fine. But we can show that.

7 MEMBER BECKER: Thank you.

8 MR. SEMENZIN: This is our proposal for
9 the Welcome to St. Charles sign, concrete or some
10 other monolithic material for the blade with the
11 Welcome to St. Charles sign anchoring it right
12 above with a planter bed on three sides at the
13 ground. The base would be masonry with some sort
14 of a stone sill that would match the actual sign.

15 Four shots. This monument sign we're
16 dispensing with. We're not going to use it, so
17 we're going to take it out. We're only going to
18 have the single Welcome to St. Charles sign. We
19 may ask to be able to put a Beef Shack logo on it,
20 but this sign will go away.

21 Elevations, did this. It's going to be
22 hard to read unless you zoom in close, but our
23 height our maximum height is 23 feet, so well
24 below the 30 foot, and then this entry pop-up area

1 is a perforated colored metal that will allow --
2 it won't be -- so wind can go through it. It will
3 be tight enough that it will look solid, have a
4 little shine to it, and it will have a color, as
5 well, which you'll see in this rendering.

6 So this shows the seating -- outdoor
7 seating area. We're going to do this as a planter
8 wall so we can put flowers in here, new windows.
9 This would be a metal panel or a Hardie board-type
10 material, again monolithic. It will raise up a
11 little bit from what's there, and then we'll have
12 this pop-up at the entrance with the Beef Shack
13 signage backlit.

14 This -- the underside of this fascia will
15 have a slight glow to it, as well. We didn't do a
16 photometric of the site because we're not really
17 providing any lighting. That corner is well lit.
18 All we're providing is essentially landscape
19 lighting and decorative lighting, so nothing will
20 bleed off the property. We'll just have these
21 small bollards off the back and up front just for
22 landscaping, and then we'll uplight the monument
23 sign, as well, which you can see it's evening
24 right here.

1 Then this -- it was asked to show what the
2 trash enclosure would look like, so we're just
3 going to match that fence that's up along the back
4 with something clean and simple, and it's in the
5 back corner of the property.

6 And then finally, we have an animation.

7 (Animation played.)

8 MR. SEMENZIN: And we're open for questions.

9 MEMBER MELTON: I do have a question.

10 So if I'm headed west on Main Street
11 towards Randall, the only way I can get in is to
12 turn left on Randall?

13 MR. PERILLO: You'd have to go all the way
14 down and make a turn around there.

15 MEMBER MELTON: Because you can't go left.

16 MR. SEMENZIN: Which makes this pass-
17 through here that much more important.

18 MEMBER MELTON: That helps. My only other
19 comments are I actually happened to drive past
20 your Bartlett location today. It's beautiful,
21 very nice, very attractive, and I'm really happy
22 about the Welcome to St. Charles sign.

23 MEMBER MACKLIN-PURDY: Well, I have a
24 comment on that, and I don't know if this is for

1 staff or what this is, but I'm like sweating here
2 because as somebody who works for branding the City
3 of Charles as a job, there have been three different
4 monument signs discussed in the past welcoming
5 people to St. Charles, one by the Honda dealership,
6 I know that Frontier development has talked about
7 putting something on Riverside, and then we have
8 this. And I would ask that there is some
9 cohesiveness on these three signs because if we're
10 going to brand St. Charles, we need to brand
11 St. Charles.

12 I would just -- I don't know how that looks,
13 I don't know who needs to be involved, but -- I love
14 it, I love that you want to donate a sign like that,
15 but I do think there needs to be some discussion
16 on getting all three signs to look cohesive.

17 MEMBER MOAD: To piggyback on that, whether
18 it's this monument sign or a different one, who
19 takes ownership for the maintenance of those signs?

20 CHAIRMAN VARGULICH: First of all, I like the
21 idea of a sign, just -- and this is only one part
22 of our topics tonight, but since we're on it, I
23 mean, I like the idea. I think that there's -- to
24 take Laura's comment a little bit further, I think

1 there's a broader topic related to where do we
2 even want the signs.

3 There's offers of signs, which are great
4 that you as corporate citizens were thinking about
5 that and wanting to participate, but I think -- as
6 a community I think there's a bigger topic of
7 where do we even want them. And just within 5 or
8 10 miles of St. Charles, you know, you have the
9 communities like South Elgin has created their
10 image of what they want their branding to be, and
11 they have locations of where they're putting it to
12 kind of identify the edges of their community,
13 whatever that is. Geneva has done one and have
14 rolled it out over the last three to five years;
15 they've come up with their prototype that they use
16 in the right-of-ways to identify -- I see one near
17 my house almost every day at the corner of 14th
18 and Route 38 at the Walgreen's; there's one there
19 as an example.

20 So I think that as a community, whether
21 that's hiring somebody to do that or addressing it
22 or whatever, I think there needs to be a thought
23 and discussion -- whether it's just Plan Commission
24 and then elevating it up further.

1 And then, also, what is the prototype?
2 Because if you think about these two communities
3 I'm talking about, they have a prototype and that
4 is all that they use. And there's nothing wrong
5 with what you designed.

6 MR. SEMENZIN: I'm perfectly fine with
7 having you adopt our sign as your prototype.

8 CHAIRMAN VARGULICH: I doubt today would
9 be the day we gain consensus on that.

10 MR. SEMENZIN: Fair enough.

11 CHAIRMAN VARGULICH: As a jumping point,
12 it's a very nice start. The thing that comes to
13 my mind is scale, and do you want them to be
14 scalable for different locations. I mean, if you
15 think about the Honda location that they're
16 talking about at the far eastern edge of our city,
17 it's on a five-lane divided roadway with people
18 driving at a minimum 45 down there, and an 8-foot
19 bladed sign would be absolutely lost from a scale
20 standpoint in that space. So do you want to have
21 them be scalable to match its surroundings, if you
22 will. And I'm sure as an architect you understand
23 exactly what I'm talking about.

24 MR. SEMENZIN: Absolutely.

1 CHAIRMAN VARGULICH: And then, you know,
2 is this location a similar issue, not because of
3 the speed or anything like that but the fact that
4 you have two five-lane-plus roads crisscrossing at
5 Randall and Main Street, and the scale of traffic,
6 and the size of the lanes. And, again, nothing
7 wrong with 8 feet as a start. If you stand next
8 to 8 feet it's fine, but to put it out at the
9 corner it might get a little lost visually.

10 So, again, what do we want for the
11 prominence? If we said, hey, we'd like to make it
12 50 percent bigger, maybe you might go, well, maybe
13 not in front of my sign. So that's a different
14 topic and a different discussion. Not that we
15 can't resolve it, but that is an important
16 discussion. Because 8 feet scales differently
17 against your building and your signage versus
18 something that was 16 feet.

19 MR. PERILLO: We're open to whatever you
20 guys want to do.

21 CHAIRMAN VARGULICH: I think those are some
22 things that we may want to talk about further, and
23 maybe at a minimum if you guys would be willing to
24 hold a spot for us to at least continue the

1 conversation until we as a community get maybe a
2 little bit better sense of design.

3 And where would these be, as an example?
4 That's a big powerful intersection in St. Charles,
5 but really the edge of the community is a lot
6 further to the west. So are we only getting the
7 edges, or are we identifying the intersection?
8 That's a community conversation of which staff can
9 help us with that.

10 Any other comments?

11 MEMBER MOAD: I had a question for staff.
12 So the positioning of the building provides the
13 benefit of having a Beef Shack sign that's visible
14 from both Randall and Main Street. Based on our
15 sign ordinances of one sign per road, where does
16 that fall?

17 MS. JOHNSON: Technically they are permitted
18 two wall signs because of two street frontages.

19 MEMBER MOAD: Okay. Thank you.

20 CHAIRMAN VARGULICH: I see three wall signs.

21 MS. JOHNSON: Yes, I see that, too.

22 CHAIRMAN VARGULICH: Not that I don't
23 understand from a design standpoint and an
24 architectural standpoint. But we're allowed two.

1 MS. JOHNSON: Two wall signs and then we
2 do have provisions for canopy signage. So perhaps
3 the one on the angled elevated portion of the
4 building could be considered a canopy sign, but
5 we'll have to review that.

6 MR. PERILLO: And we are getting rid of
7 that pole sign, as well.

8 CHAIRMAN VARGULICH: Understood.

9 MR. PERILLO: And we're okay with
10 eliminating the two round logos, the Beef Shack
11 logos. So we're okay with eliminating those, too,
12 but I think it's very important for us to have
13 one facing west, facing north, and then in the
14 center. I think it's important for us as a business.

15 CHAIRMAN VARGULICH: So I think with that
16 as objectives then you would work with our staff
17 to work through the details and mechanics of our
18 ordinance, and let's see how we can do this.

19 And if they don't do a freestanding sign,
20 does that just get tossed, or can they add that
21 square footage somewhere else?

22 MS. JOHNSON: The freestanding sign is
23 considered a separate sign type.

24 MR. PERILLO: So what if we wanted to add

1 a freestanding sign? How does that work?

2 MS. JOHNSON: You can have one freestanding
3 sign for your business. It would have to meet the
4 10-foot setback.

5 MR. PERILLO: Interesting. Something to
6 think about for sure.

7 CHAIRMAN VARGULICH: Right.

8 Question related to the one-way drive
9 aisle as you come in off of Main Street there
10 right-in/right-out. It looks like it's 15 feet.
11 Does that meet our standards for a drive aisle
12 width related to the particular angle of the
13 parking? The parking angle looks like maybe
14 75 degrees. So does that meet the drive aisle
15 width which is required?

16 MR. SEMENZIN: It is. We did it per your
17 ordinance.

18 CHAIRMAN VARGULICH: I know as you change
19 the angle of the parking you can reduce the actual
20 drive aisle.

21 MR. SEMENZIN: Right.

22 CHAIRMAN VARGULICH: Okay. So the location
23 of the trash enclosure, can it be moved to the
24 east by ordinance? I think they're showing it

1 3 feet off the property line.

2 MS. JOHNSON: There's a 3-foot setback
3 required per ordinance.

4 MR. SEMENZIN: So it's right on that.

5 CHAIRMAN VARGULICH: Okay. I was just
6 trying to provide more space for the vehicles
7 driving. So if you slid that to 1 1/2 feet or
8 whatever, you'd add some space to the drive aisle
9 just to give a little more protection, a little
10 more sense of comfort for people making that turn.

11 MR. PERILLO: Is there a limit on the size
12 of the area where it contains the containers?

13 MR. SEMENZIN: No. So it could be smaller.

14 MEMBER BECKER: Could you also push it back
15 to the south? Because that setback on the south
16 property is the 4 feet 4 inches. You could grab
17 some space there; right?

18 MR. SEMENZIN: A little bit.

19 MEMBER MOAD: Or could it be built into
20 the corner versus on -- versus 90?

21 CHAIRMAN VARGULICH: Something to look at.
22 And the other part of it was in that corner right
23 now you have the curb kind of running into the
24 back southwest corner of the enclosure. Is it

1 possible to take the curb, and bend it up to the
2 north, and kind of provide a barrier and add
3 landscaping to the side of it?

4 MR. SEMENZIN: Possibly. We're just --
5 you know, that just -- that's all just going to
6 eat up space, as well. You know, I get what you --
7 you hit the curb before --

8 CHAIRMAN VARGULICH: You can't use it from
9 a vehicular standpoint.

10 MR. SEMENZIN: I think what would be safer
11 would be to just plant a bow right here.

12 CHAIRMAN VARGULICH: I'm sure you want to
13 do that.

14 MR. PERILLO: You know it's going to happen.

15 CHAIRMAN VARGULICH: A question relating
16 to the circulation off of northbound Randall. Is
17 there a barrier that's going to keep people from
18 getting into the queue? Is it just striping? How
19 does that work?

20 MR. SEMENZIN: There's a curb right here
21 that will keep people from trying to jump the line
22 this way. So they'll have to -- and we'll use
23 signage, as well. We're planning on a curb right
24 there just to keep people from trying to --

1 CHAIRMAN VARGULICH: I would think some
2 sort of signage or identifier because people might
3 have a tendency -- because I think you're going to
4 come upgrade off of Randall, some kind of marker
5 to help identify that there's a barrier there.
6 Otherwise, you might have people hitting it.

7 MR. PERILLO: It would be easier to put
8 something here. You'll see at Bartlett we have
9 those all over the place because people, they go
10 that way.

11 CHAIRMAN VARGULICH: Right. And likewise,
12 would there -- so the people -- you know, sometimes
13 people do whatever they do when they drive. It
14 doesn't matter how many queues you give them. But
15 if somebody is coming in off of Randall with a
16 wide enough drive aisle to their left might have a
17 tendency to want to wing a left against what's
18 supposed to be one-way traffic and try to pull
19 into those almost 90-degree spaces over there. So
20 is it possible to have something that kind of
21 divides the in and out lanes? Even if it's just a
22 raise in the pavement or some signage or something
23 there to kind of make sure people are moving to
24 the east to get into the circulation system.

1 MR. SEMENZIN: That's a 24-foot cut right
2 now. So I wouldn't want to pinch it too much. It
3 would be nice to have a full 12 going in and out.
4 But maybe there's just something small here, but
5 we would definitely put one-way signage, like Dan
6 said, right along here.

7 CHAIRMAN VARGULICH: You're going to have
8 people who see somebody opening up a spot and want
9 to wheel a left, and everybody else thinks it's
10 one-way, and now you have a problem.

11 MR. PERILLO: Just so you know, Peter,
12 whatever we put there people will do that.

13 MR. SEMENZIN: Unless we put a wall here,
14 if somebody is going to do that, they're going to
15 do it.

16 MR. PERILLO: It won't be as bad if you
17 have enough direction to go that way.

18 CHAIRMAN VARGULICH: I'm assuming -- when
19 you're showing the animation, at the end here it
20 looks like you're raising the parapets for things
21 related to mechanical equipment on top of the
22 building, whatever pieces you're going to end up
23 putting there. Obviously, a lot more as a
24 restaurant than you have today up there, so you

1 have to make sure it will be high enough to screen
2 all those things.

3 MR. SEMENZIN: We'll do it angled from the
4 streets to make sure that that's all hidden and
5 screened.

6 CHAIRMAN VARGULICH: That sounds good.

7 And the entry where you have kind of the
8 outdoor seating and you have a wall versus a
9 fence, I understand you plan on having it planted
10 and things like that. Is there a preference -- I
11 guess from a sense of people arriving, the wall
12 seems a little more of a barrier visually to me
13 than maybe a nicely articulated fence maybe out of
14 the same kind of either McNichols metal or
15 something similar to kind of carry that design
16 theme down to the ground, as a thought.

17 MR. PERILLO: We've talked about it. I
18 think we could go with a wrought iron or something
19 like that, but I think this is also good for
20 safety, too. I think when you're going around
21 there, I don't think it's a bad idea to have that
22 quarter brick going up. I don't think it's a bad
23 thing. I was with you, Peter; I thought maybe a
24 nice look-through better for aesthetic-wise to see

1 our umbrellas under there, a little bit nicer.

2 But I'm kind of leaning towards the brick, but if
3 you guys think otherwise and want it to look
4 better from the corner, that's up to you.

5 CHAIRMAN VARGULICH: I think it can have a
6 nice contemporary feel with McNichols metal, which
7 is a very nice product.

8 MR. PERILLO: Very nice.

9 CHAIRMAN VARGULICH: So I'd be very
10 delighted to see that just as a way to extend it
11 into the site a little bit more than just, you
12 know, as part of your pop-up.

13 Anyway something to think about, but
14 overall I like the overall plan, the use, and I
15 think that it's a tight site.

16 MR. PERILLO: I think we made good use out
17 of it.

18 CHAIRMAN VARGULICH: You're maxing it,
19 which is fine. It's a hard corner, so it's nice
20 to see.

21 MR. PERILLO: As I explained earlier, I'm
22 a resident, so I'm going to make sure this is a
23 showplace for the Beef Shack. This is our main
24 headquarters. It's going to be something we put a

1 lot of time and money and effort into. It's run by
2 myself, my brother, and my son, so and obviously
3 my family, as well, too. So we are taking a lot
4 of pride in this corner to make it look -- we'll
5 make St. Charles proud.

6 MR. SEMENZIN: That office area, we've
7 actually got two offices and a conference room, so
8 we're going to really make use this.

9 MEMBER HIBEL: Is this the first site that
10 has those conference areas in it?

11 MR. PERILLO: Yes. And the reason why is
12 we want to make sure there's a conference room if
13 we're meeting with vendors, or now we're selling
14 franchises around the country probably by next
15 year; it's good to meet people, show them what
16 we're doing here.

17 MEMBER HIBEL: So not for customers, though?

18 MR. PERILLO: No. And I think this helps,
19 too, the reason we -- we've got a lot of square
20 footage. We've got about 1900 square feet in the
21 restaurant part, Bartlett is like 17, and we fit
22 almost 50 seats in there. So I think we're going
23 to have plenty of seating. Post-COVID we're a lot
24 drive-through, so that helps. For example, our

1 next few sites might be drive-through only, so we're
2 getting to that point where there's less seating
3 needed in the restaurants as I see right now.

4 MEMBER MOAD: Would you consider as the
5 business evolves allowing the public to use those
6 spaces?

7 MR. PERILLO: You know, it depends how our
8 office works out. If it's a situation we're not
9 using it, maybe you want to use it for a party or
10 something like that.

11 MEMBER MOAD: A business meeting.

12 MR. PERILLO: Exactly. Catering, things
13 like a baseball team or something like that, sure,
14 absolutely.

15 MEMBER BECKER: So could you talk again --
16 you mentioned overflow parking would go to your
17 overflow site to the east. Could you talk about
18 that a little bit more?

19 MR. PERILLO: Yeah, so the old Beef Shack
20 building, the same owner owns our property, and he
21 just purchased the old Beef Shack building, and we
22 are going to have -- most likely going to have
23 access to have our employees there. So we'll have
24 some -- obviously, we'll save parking just for

1 employees only on that side right over there. And
2 that 2115 right next to it, they have plenty of
3 parking, too, and they plan on redoing the parking
4 lot, too.

5 MEMBER WIESE: What are your hours?

6 MR. PERILLO: Hours are Sunday through
7 Thursday 10:30 to 9:00 and Friday and Saturday
8 10:30 to 10:00.

9 MEMBER WIESE: Well, I for one appreciate
10 the level of detail and imagery that you brought
11 to the presentation because it allowed for this
12 kind of conversation to happen, but I also think
13 it shows how you've elevated that corner.
14 Personally I think from what it looks like now to
15 what it will be is substantial.

16 MEMBER EWOLDT: So I have one comment,
17 question. So you're -- going back to the trash
18 area. You know, you made a comment saying you
19 would make it to match the privacy fence. I think
20 it would be preferable to match the building
21 materials because wood kind of rots and tends to
22 go bad more frequently, or stain, paint, whatever
23 it is will start to deteriorate. If it matches
24 the aesthetic of the building where it's more

1 brick, metal it might be more appealing.

2 MR. PERILLO: That's a good point because
3 even in Bartlett the landlord there put wood, to
4 your point, and I could see almost after two years
5 it had -- maybe put like that Hardie board, which
6 is a composite-type thing. I think you're right.
7 It would last a lifetime, and it would look better
8 because you're going to see that when you're in
9 the drive-through.

10 CHAIRMAN VARGULICH: To your point, I
11 think that -- from an ordinance standpoint, I
12 think we do prefer that trash enclosures relate to
13 the building or to the site that they respond to,
14 and I think the fence is actually your neighbor's
15 fence.

16 MR. SEMENZIN: Correct.

17 MR. PERILLO: The apartments.

18 CHAIRMAN VARGULICH: It's an existing
19 vinyl fence right now, and I think it's actually
20 for the apartment property to the south of you.

21 MR. SEMENZIN: Correct, which is right
22 next to it, so we tried to match it.

23 CHAIRMAN VARGULICH: Right. But I think
24 the architecture would be preferred, especially

1 since you don't control that fence. They could
2 change it into something else or whatever, and now
3 you'll have a disconnect with the adjacent material
4 and with your building.

5 MR. PERILLO: And to the point it's on the
6 drive-through side. Nothing worse than when
7 you're in a drive-through looking at garbage, so
8 you want it to look nice. It's got to almost be
9 not even a garbage, you know, something different.

10 CHAIRMAN VARGULICH: Any other comments or
11 questions? I'm guessing all these fine people
12 here are with you.

13 MR. PERILLO: Brought the team.

14 CHAIRMAN VARGULICH: So with that, no
15 other comments or questions. Do we have a
16 recommendation to close the public hearing?

17 MEMBER MACKLIN-PURDY: I make that
18 recommendation to close the public hearing.

19 MEMBER MELTON: Second.

20 CHAIRMAN VARGULICH: Any comments on that
21 discussion?

22 (No response.)

23 CHAIRMAN VARGULICH: Roll call.

24 Laura Purdy.

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1 MEMBER MACKLIN-PURDY: Yes.

2 CHAIRMAN VARGULICH: Colleen Wiese.

3 MEMBER WIESE: Yes.

4 CHAIRMAN VARGULICH: Suzanne Melton.

5 MEMBER MELTON: Yes.

6 CHAIRMAN VARGULICH: Zachary Ewoldt.

7 MEMBER EWOLDT: Yes.

8 CHAIRMAN VARGULICH: Jennifer Becker.

9 MEMBER BECKER: Yes.

10 CHAIRMAN VARGULICH: Laurel Moad.

11 MEMBER MOAD: Yes.

12 CHAIRMAN VARGULICH: Karen Hibel.

13 MEMBER HIBEL: Yes.

14 CHAIRMAN VARGULICH: Me, yes.

15 So on to 6(b), our discussion and

16 recommendation.

17 MEMBER MACKLIN-PURDY: I just want to say

18 I think you've done a fantastic job. Originally,

19 I was concerned about the stacking, but since you

20 did the double row I think it really alleviated a

21 lot of issues. And to your point, Colleen, you

22 really did pay attention to detail and explained

23 everything, and I think it helped us a lot. So I

24 think you did a great job with presentation, and I

1 think it's a very attractive project.

2 MR. PERILLO: A lot of the staff comments
3 helped us, too.

4 MEMBER MACKLIN-PURDY: And with that I'll
5 make a motion. Are there any other questions?

6 (No response.)

7 MEMBER MACKLIN-PURDY: I would like to
8 make a recommendation for approval of Beef Shack,
9 2015 West Main Street (Dan Perillo) Application
10 for Special Use Restaurant, Application for
11 Special Use Drive-Through Facility subject to the
12 staff resolutions.

13 MEMBER MOAD: I'll second.

14 CHAIRMAN VARGULICH: All right. So
15 discussion.

16 So my only addition, if you will, is that
17 from our earlier conversation related to the
18 Welcome to St. Charles sign that while we
19 appreciate all of what you're doing, I think our
20 recommendation as a Plan Commission would be that
21 there would be time spent with our staff and other
22 members of the City to determine exactly what we
23 would like to do. And we can use your example as
24 one option that we should be considering, but I

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1 think we're not actually approving that sign at
2 this point without further deliberation.

3 MEMBER MACKLIN-PURDY: Yes, thank you.

4 CHAIRMAN VARGULICH: So that would be my
5 amendment to the motion.

6 MEMBER MACKLIN-PURDY: Agreed.

7 CHAIRMAN VARGULICH: So is there a second?

8 MEMBER MOAD: Second.

9 CHAIRMAN VARGULICH: So roll call.

10 Ms. Purdy.

11 MEMBER MACKLIN-PURDY: Yes.

12 CHAIRMAN VARGULICH: Colleen Wiese.

13 MEMBER WIESE: Yes.

14 CHAIRMAN VARGULICH: Suzanne Melton.

15 MEMBER MELTON: Yes.

16 CHAIRMAN VARGULICH: Zachary Ewoldt.

17 MEMBER EWOLDT: Yes.

18 CHAIRMAN VARGULICH: Jennifer Becker.

19 MEMBER BECKER: Yes.

20 CHAIRMAN VARGULICH: Laurel Moad.

21 MEMBER MOAD: Yes.

22 CHAIRMAN VARGULICH: Karen Hibel.

23 MEMBER HIBEL: Yes.

24 CHAIRMAN VARGULICH: Yes.

1 MEMBER BECKER: So most probably how fast
2 is this going to happen?

3 MR. PERILLO: We're thinking that as long
4 as we get permitting and everything I'm hoping
5 first quarter.

6 CHAIRMAN VARGULICH: You guys are lined up
7 and ready to go.

8 MR. PERILLO: As soon as we can. We can
9 open anytime. But thank you and I want to thank
10 Ellen, too. She did a great job.

11 CHAIRMAN VARGULICH: Item 8, additional
12 business. Anybody?

13 We have our weekly development report.
14 Our next meeting is the 21st, and it looks like we
15 have items scheduled for this meeting. Yes,
16 excellent.

17 Thank you, staff, great reports, very
18 helpful in all of our deliberations, and with that
19 the St. Charles Plan Commission meeting is
20 finished at 8:25.

21 (Off the record at 8:25 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13th day of September, 2021.

My commission expires: October 16, 2021



Notary Public in and for the
State of Illinois